

May 17, 1983

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning
and Zoning
Towson, Maryland 21204

Dear Ms. Jung:

Re: Reisterstown Volunteer Fire Company Special Exception No. 85-153-X (Item No. 65)

On March 8, 1982 you approved our request for a special exception to the property on the west side of New Avenue, 576.71' S.W. of Chatsworth Avenue (4th election district). Subsequent to that approval, we have encountered funding difficulties. We now find that the Revolving Loan Fund established to assist volunteer fire companies does not apply to the type of project we had planned. We also understand that the special exception will expire on March 7, 1984 unless extended.

Since we plan to seek changes to the law which governs the Revolving Loan Fund by means of a referendum in the November 1984 elections, it is important that we maintain the exception until we are able to obtain funding. We ask, therefore, that the special zoning exception for this property be extended to March 8, 1987 as provided for in Section 502.3 of the Zoning Regulations.

We are also requesting the rezoning of this property in the course of the 1984 comprehensive zoning cycle; however, we ask that the <u>special exception</u> be extended so that this option is open to us in the event the rezoning request is denied.

Any questions you may have should be directed to me at 833-1370.

Sincerely,

Lee J. Kaufmann

President

ラ4**83** 類(量)

LETTER STERM

Property is to be posted and advertised as prescribed by Zoning Regulatio

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., room filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

22/53-7

Legal Owner(s): Contract Purchaser: Robert E. Holtz, President (Type or Print Name) Reisterstown Volunteer Fire Co. (Type or Print Name)

City and State Atterney for Petitioner: Reisterstown. Md. 21136 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore Courty, this _____lst_____ day December 19_81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 7th ____ day of __January____ 10.82 at 10.15 o'clock

Zoning Commissioner of Baltimore County.

Property Owner: Reisterstown Volunteer Fire Company

W/S New Ave. 576.71 S/W Chatsworth Ave.

Acres: 7.4727 District: 4th

Z.C.O.—No. 1

HARRY J. PISTEL, P. E.

Mr. William E. Hammond

County Office Building

Towson, Maryland 21204

Zoning Commissioner

Dear Mr. Hammond:

item.

Highways:

and Specifications.

DIRECTOR

BALTIMORE COUNTY

recorded C.W.B., Jr. 12, Folio 115.

DEPARTMENT OF PUBLIC WORKS

TOWSON, MARYLAND 21204

FOR

DE

November 4, 1981

Re: Item #65 (1981-1982)

The following comments are furnished in regard to the plat submitted to this

of the Subdivisions of the Lands Now Owned by Rachael Schloegel and Eleanor Schloegel",

jurisdiction of the Maryland State Highway Administration. Any utility construction

New Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way with fillet areas for

within the State Road right-of-way will be subject to the standards, specifications

No improvements are proposed for Schloegel Avenue, an unimproved 40-foot

The entrance locations are subject to ε pproval by the Department of Traffic

Engineering, and shall be constructed in accordance with Baltimore County Standards

and approval of the State in addition to those of Baltimore County.

sight distance at the Chatsworth Avenue intersection.

ayun maran mengang ungan <mark>mengang mengan</mark>g mengang pengangan mengang pengangan pengangan pengangan pengangan pengan

right-of-way shown on the aforesaid recorded plat.

Chatsworth Avenue (Md. 127) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the

office for review by the Zoning Advisory Committee in connection with the subject

The Petitioner's property comprises Parcels 698, 699, 700 and Part of

Parcel 193 (Tax Map 48), the latter includes Lots 1, 2 and 3 of Section D, "Plat

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE MONING COMMISSIONER W/S of New Ave., 576.71' Sw of Chatsworth Ave., 4th District : OF BALTIMORE COUNTY

REISTERSTOWN VOLUNTEER FIRE CO.,: Case No. 82-153-2

ORDER MO SYTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this croceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Vac Communa Peter Nax Zimmerman John ... nessian, III Deputy People'sCounsel People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2183

I HEREBY CERTIFY that on this 30th day of December, 1981, a copy of the foregoing Order was mailed to Robert &. Holtz, President of Reisterstown Volunteer Fire Co., Fain Street, Reisterstown, Maryland 21126, Petitioner.

> Alu Wi Hessen, To John ... nessian, Ill

Property Owner: Reisterstown Volunteer Fire Company

Item #65 (1981-1982)

November 4, 1981 Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollucion problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Prains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Headwaters of Gwynns Falls traverse this property.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

A public 12-inch water main and 8-inch public sanitary sewerage exist in Chatsworth Avenue; and, there is an 8-inch public water main and 8-inch public sanitary sewerage in New Avenue. Further, an existing 10-inch, and an 18-inch Gwynns Falls interceptor sanitary sewer (under construction) are adjacent to the southerly portion of this property within utility easements (Drawings #54-1684 and #77-0070,

Very truly yours,

ROBERT A. MORTON, F.E., Chief Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley

W-SW Tey Sheet 61 &b62 NW 40 Pos. Sheets NW 16 J Topo 48 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Maryland Department of Transportation

State Highway Administration

James J. O'Donnell M. S. Caltrider

October 2, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Towson, Maryland 21204

Attention: Mr. N. Commoderi

Re: Z.A.C. Meeting of 9/29/81ITEM: #65. Property Owner: Reisterstown Volunteer Fire Company Location: W/S New Avenue 576.71' S/W Chatsworth Avenue Route 127 Existing Zoning: D.R. 3.5 Proposed Zoning: Special Exception for a community center building Acres: 7.4727

District: 4th

Dear Mr. Hammond:

On review of the site plan of August 24, 1981 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show a proposed 60' right of way, 30' from the centerline of Chatsworth Avenue.

The existing point of access, 230'+ west of New Avenue must be improved with a channelized entrance.

The channelized entrance must be of concrete curb and gutter with radii of 10' on each side of the proposed 30' entrance. A 5' tantent section must be shown from the west property line to the point of curvature at the 10' radii. There appears to be a utility pole within the 50' opening along Chatsworth Avenue. This must be clarified on the revised plan.

The proposed concrete curb and gutter at the entrance must tie into the existing bituminous curb on each side of the existing entrance with the distance from the centerline of Chatsworth Avenue to the face of curb shown.

> My telephone number is (301) 659-1350 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Robert E. Holtz, Fresident Reisterstown Volunteer Fire Co.

December 29, 1981

wson, Maryland 2120/

MEMBERS

Birnau of

Bureau of

ndustrial

Development

19ineering

Department of

Traffic Engineering

Health Department

iroject Planning

uilding Department

board of Education

Zoning Administration

State Roads Commissio

Main Street 000 Vicholas B. Commodar

Reisterstown, Maryland 21136

RE: Item No. 65 Petitioner - Reisterstown Volunteer Fire Co. Special Exception Petition

Dear Mr. Holtz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a community building on the subject property, which is zoned D.R.3.5 and located on the west side of New Avenue opposite Mysticwood Road, this hearing is required. The property is surrounded by individual dwellings to the north and east, while dwellings, a school and vacant land exist to the south and west.

The scheduling of this petition was delayed because of questions concerning the applicability of Bill 124-81 to your proposal. At the time of the hearing, it is my understanding that a revised site plan will be submitted that reflects a smaller building. Those revised plans should also reflect the comments of the State Highway Administration, an indication that the front of the proposed building will face New Avenue, the height of the building, and a note indicating how compliance with the screening requirements of the aforementioned Bill will be attained. If part of the required screening will be satisfied with the existing vegetation, this must be addressed at the hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, Necholas & Commeden

NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

Enclosures cc: A.L. Snyder 1911 Hanover Pike Hampstead, Md. 21074

NBC:bsc

Mr. W. Hammond

October 2, 1981

It is requested that the plan be revised prior to a hearing

Very truly yours,

Bureau of Engineering Access Permits

Attachment

CL:GW:maw

cc: Mr. J. Wimbley

Charles Lee, Chief

By: George Wittman

- George Willman

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this ______day of March, 1982, that the herein Potic on for Special Exception for a community building for civic, social, recreational, o educational uses should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The building shall not exceed 12,245 square feet and the "hall" portion shall not exceed 7,500 square feet.
- 2. Parking shall be provided in accordance with the submitted site plan.
- 3. All outdoor lighting shall be of sharp, cut-off design and shall be regulated as to location, direction, hours of illumination, glare, and intensity to minimize illumination beyond the subject property.
- 4. The site plan shall indicate the stream easement.
- 5. The hours of operation shall not exceed midnight Monday through Thursday, 2:00 a.m. Friday and Saturday, and 1:00 a.n. Sunday.
- 6. Functions with more than 50 people in attendence may be held up to 16 times a month; at all other times, no more than 50 people may be allowed on the premises.
- 7. Members of the Reisterstown Volunteer Fire Company shall be in attendance at any time the property is in use and be responsible for security and clean-up.
- Access to the property shall be barricaded when the property is not in use.
- The uses allowed by and provided for in this Order shall cease at any such time that the Reisterstown Volunteer Fire Company no longer both owns and operates the property and facilities.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

October 15, 1981

Comments on Item 65, Zoning Advisory Committee Meeting of

Property Owner: Reisterstown Volunteer Fire Company

Metropolitan water and sewer are available.

requirements for such installation/s before work begins.

Location: W/S New Avenue 576.71' S/W Chatsworth Avenue

Proposed Zoning: Special Exception for a community center building

If a food service facility is proposed, complete plans and specifi-

Prior to new installation/s of fuel burning equipment, the owner

The parking area/s should be surfaced with a dustless, bonding

Very truly yours,

BUREAU OF ENVIRONMENTAL SERVICES

V Ian (J. | Forrest

cations must be submitted to the Plans Review Section, Environmental Support

Services, Baltimore County Department of Health, for review and approval

should contact the Division of Air Pollution Control, 494-3775, to obtain

BALTIMORE COUNTY
DEPART: JENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

Office of Planning and Zoning

September 29, 1981, are as follows:

Acres: 7.4727

District: 4th

prior to construction.

material.

BHS/mgt

County Office Building

Towson, Maryland 21204

Dear Mr. Hammond:

Mr. William E. Hammond, Zoning Commissioner

Existing Zoning: D.R. 3.5

BALTIMORE COUNTY FIRE DEPARTMENT

TOWSON, MARYLAND 21204 825-7310

PAUL H REINCKE CHIEF

October 9, 1981

Nr. William Hammond Taning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Reisterstown Volunteer Fire Company

Location: w/S New Avenue 576.71' S/W Chatsworth Avenue

Zoning Agenda: Meeting of September 29, 1981 Item No.: 65

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the proporty.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at __

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

- Fire Prevention Code prior to occupancy or beginning of operation. (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection
- () 6. Site plans are approved, as drawn.

to occupancy.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Cath. Oracle (S) (Approved: Leonal Milliagonal Planning Group Fire Prevention Bureau Special Inspection Division

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

JK /mb /cm

DEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 21204
494-3610 TED ZALESKI JR

October 29, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Flanning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Hammond:

Comments on Item # 65 Zoning Advisory Committee Meeting, September 29, 1981 are as follows:

Property Owner: Reisterstown Volunteer Fire Company Location: W/S New Avenue 576.71 S/W Chatsworth Avenue Existing Zoning: D.R. 3.5 Proposed Zoning: Special Exception for a community center building

District:

The items checked below are applicable:

- X A. All structures shall conform to the Beltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes. and other miscellaneous
- X B. A building/ _____permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
- P. Requested variance conflicts with the Baltimore County Building Code,
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- I. Comments If building exceeds 12000 sq. ft. gross area per floor a sprinkler system shall be required. Provide parking signs, access to structur; for the handicap - See State Handicapped Code or B.O.C.A. Section 315.0 NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHENE. COLLINS DIRECTOR

October 20, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of September 29, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 63, (65) and 66.

Traffic Engineering Associate II

MSF/rlj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/23/81

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1'11 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: 9/29/81

RE: Item No: 63, 64, 65, 66 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

No bearing on student population.

Very truly yours) Un lich tetrouch Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

WILLIAM E. HAMMOND ZONING COMMISSIONER

March 8, 1982

Mr. Robert E. Holtz, President Reisterstown Volunteer Fire Company Main Street Reisterstown, Maryland 21136

> RE: Petition for Special Exception W/S of New Avenue, 576.71' SW of Chatsworth Ave. - 4th Election District Reisterstown Volunteer Fire Co. -Petitioner NO. 82-153-X (Item No. 65)

Dear Mr. Holtz:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Charles Herboldsheimer 201 Mystic Wood Road Baltimore, Maryland 21136

> Ms. Pat Lazzelle P.O. Box 117 Reisterstown, Maryland 21136

Mr. Bill Lombardi Community Times P.O. Box 247 458 B Woodley Avenue Reisterstown, Maryland 21136

John W. Hessian, III, Esquire People's Counsel

A. L. Snyder, Surveyor 1911 Hanover Pike Hampstead, MD 21074

December 8, 1981

NOTICE OF HEARING

Petition for Special Exception W/s New Ave., 576.71' SW of Chataworth Ave. Reisterstown Volunteer Fire Co. - Petitioner Case #82-153-X

10:15 A. M.

Thursday, January 7, 1962

PIACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVERUE,

TOWSON, MARYLAND

Robert E. Holtz, President Reisterstown Volunteer Fire Co. Main Street Reisterstown, MD 21136

BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

December 29, 1981

WILLIAM E. HAMMOND ZONING COMMISSIONER

Robert E. Holtz, President Reisterstown Volunteer Fire Co. Main Streut Reisterstown, MD 21136

Petition for Special Exception W/s New Avo., 576.71' SW of Chatsworth Ave. Case #82-153-X

Dear Mr. Holts:

This is to advise you that ___ \$73.00 is due for advertising and posting of u e above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Very truly yours, Zoning Commissioner

WEH:klr

A. L. Sayder, Surveyor 1911 Hanover Pike Hampstead, MD 21074 FITTION FOR SPECIAL EXCEPTION

4th DISTRICT

Petiton for Special Exception

ZONING:

West side of New Avenue, 576.71 ft. Southwest of

LOCATION: Chatsworth Avenue

DATE & TIME: Thursday, January 7, 1982 at 10:15 A. M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Ave.,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Special Exception for a Community Center Building (Reisterstown Volunteer Fire Company)

All that parcel of land in the Fourth District of Baltimore County

Being the property of Reisterstown Volunteer Fire Co., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 7, 1982, at 10:15 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

A. L. SNYDER 1911 HANOVER PIKE HAMPSTEAD, MARYLAND 21074 (301) 239-7744

Description for Special Exception for The Reisterstown Volunteer Fire Company of Baltimore

County, Maryland Inc.

Beginning for the same on the west side of New Avenue (40 feet wide) 576.71 feet southwesterly from the south side of Chatsworth Avenue and running thence with the west side of New Avenue

(1.) S 4° 52' 27" W 290.12 feet theree

leaving said avenue

(2.) N 81° 47' 06" W 300.00 feet,

thence

(3.) S 4° 59' 54" W 79.00 feet,

thence

(4.) N a5° 08' 06" W 300.12 feet to the east side of Schloegel Avenue (not constructed) thence with the east side of Schloegel Avenue

(5.) N 4° 51' 38" E 648.24 feet, thence leaving said avenue

(7.) N 4 51 38" E 30.00 feet, thence

(8.) S 85° O8' 22" E 100.00 feet,

(6.) S 85° 08' 22" E 250.00 feet.

thence

(9.) N 4° 51' 38" E 250.00 feet to the south side of Chatsworth Avenue (50 feet wide), thence with said avenue

(10.) S 85° 08' 22" E 50.00 feet.

thence leaving said avenue

(11.) S 4° 51' 38" W 576.70 feet, thence (12.) S 85° 08' 22" E 199.86 feet to the

place of beginning.

Containing 7.4727 acres of land more or less.

MEMBER: Md. Soc. of Surveyors ● W. Va. Assoc. of Land Surveyors ● A.C.S.M. ● C.C.A.S.E.

Firemen may build community center

A Times staif report
The Reisterstown Volunteer

its present level of service for Renard. Envisioned is a facil-

ing serious consideration to A possible means of new such a facility to be located Fire Company is concerned income to the fire company that without more money it could be a multipurpose that without more money it could be a multipurpose at Chatsworth and New avecommunity center, explains nues," Renard said. ity that could seat 500 people The facility would be According to public scha-for a dinner meeting or 1,000 owned and operated by the Street, at 7:30 p.m. Commu-

tions officer Frank Renard, for an auditorium-ty a prescontinued, "as a means of viduals are invited to hear the company has been "generous," expenses and infla"Since no such facilities insuring the continuation of insuring the continuat tion have climbed at a faster exist within a reasonable first-rate fire, resue and am-

> NOTICE OF PUBLIC MEETING Reisterstown Firemen's Hali

108 Main Street Friday, April 10, 1981 7:30 p.m.

The Reisterstown Volunteer Fire Company believes that the providing of fire, rescue, and ambulance protection is of primary importance, and that the perpetuation of this service must be insured. Inflation and other factors are continuing to increase the cost of providing these

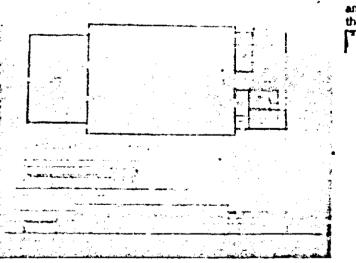
raising events has been generous, it has not increased as fast as our expenses. We believe that additional requests for community donations would be counterproductive. - It is apparent to us that without the development of additional income sources, the service we provide cannot be maintained at its present level for more than a few more

We are convinced that there is a need for a multipurpose community center in the Reisterstown Area (one that could seat 500 propie for a dinner meeting or 1,000 for auditorium-type presentations). Since no such lacilities exist within a reasonable driving distance, we are giving serious consideration to such a facility to be located on a portion of our property at Chatsworth and New Avenues in Reisterstown. This facility would be owned and operated by the Reisterstown Volunteer Fire Company, as a means of insuring the continuation of fast-rate fire, rescue, and ambulance service to the Reisterstown Area. We believe that the involvement of the community is essential to the success of any such project. Therefore, we have set aside Friday, April 16, 1981, for a public meeting In our present facility at 103 Main Street to advise the community of our tentative plans

and to secure your opinions and ideas regarding such a project. - All ineterested community organizations and individuals are cordially invited to attend. The Heisterstown Volunteer Fire Co., Inc. Robert E. Holtz, President Frank Renard-Public Relations-833-4562

Community hall may be realit

thetically pleasing, comprised round with the advent of a Chatsworth. Traffic of a glass front and brick hall. veneer finish. Comparing the Mr. Holtz assured residents would not resem proposed community hall their fears of loud and bois- steady stream of ra with the present hall on Main terous behavior are un-carnival time. "Actu Street, committee member founded, explaining that the remarked, "it will proanyone will know th there as regards to



This artist's conception of a community hall to possibly be displayed at a public meeting Friday night.

three times larger, 245 square feet as compared with the present 2500 square foot hall, with adequate parking, a 22 air conditioned and with many amenities such as kitchen facilities and possibly moveable walls so that the hall could be divided. Concerns were voiced by several Chatsworth Avenue residents, who wondered if

the atmosphere created dur-

The following people attended the Public Meeting held by the Reisterstown Volunteer Fire Company, to present their proposed building project to the community.

Name	Address or Organization Represented	Phone
Carolyn Westfall James W. Westfall	40 Chatsworth Avenue	833-1279
Anna Shanklın	46 Chatsworth Avenue	833-0684
Christine S. Vincent	354 Main Street	833-4128
Nick Vincent	202 Main Street Reist. Comm. Corp.	833-4128
Craig R. Piette	Strawberry Patch Chartley S.C.	833-4808
John Terry	210 Highmeadow Road K of C	833-4145
William F. Kirkner	305 Bond Avenue K of C	833-8638
Bill Frazee	P.O. Box 363 Owings Mills Reisterstown Jaycees	356-5847
Rick Schaeffer	20 Woodley Avenue, Reist. Reisterstown Jaycees	833-0509
Doug Lawrence	American Legion Post 116	833-9605
Carol Pollack	Community Times	833-6000
Ron Pollack	Optimist Club	833-3829
Suzette Kaufmann	17 Jacob Lee Court	833-7109



Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Pla Ling and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

JLW:rh

Comments on Item #65, Zoning Advisory Committee Meeting, September 29, 1981, are as follows:

December 22, 1981

Property Owner: Reisterstown Volunteer Fire Company Location: W/S New Avenue 576.71' S/W Chatsworth Avenue Acres: 7.4727 District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in the Gwynns Falls Sewer Area and in a Traffic Level of Service Area controlled by an "E" intersection.

The proposed screening as indicated on the site plan may be inadequate. It is suggested that there be two staggered rows of evergreens.

All exterior lighting should be of the sharp cut-off design type of light standards. An elevation of the light standard should be shown on the site plan.

All parking spaces should be shown on the site picn.

Very truly yours, John Zwmbley

Current Planning and Development



December 22, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

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This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in the Gwynns Falls Sewer Area and in a Traffic Level of Service Are: controlled by an "E" intersection.

The proposed screer as indicated on the site plan may be inadequate. It is suggested that there be two stagger. I rows of evergreens.

All exterior lighting should be of the sharp cut-off design type of light standards. An elevation of the light standard should be shown on the site plan.

All parking spaces should be shown on the site plan.

Very truly yours, John Zwmbley Current Planning and Development

____No

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond To Zoning Commissioner Date December 22, 1981 Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 82-153-X

If granted, it is requested that details of landscaping, approved by the Division of Current Planning and Development, be required. Further, the stream located along the rear of the property should be protected from the increased run-off that would be generated by the construction of the proposed facility.

Director of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 NORMAN E. GERBER DIRECTOR

December 22, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #65, Zoning Advisory Committee Meeting, September 29, 1981, are as follows:

Property Owner: Reisterstown Volunteer Fire Company Location: W/S New Avenue 576.71' S/W Chatsworth Avenue Acres: 7.4727 District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in the Gwynns Falls Sewer Area and in a Traffic Level of Service Area controlled by an "E" intersection.

The proposed screening as indicated on the site plan may be inadequate. It is suggested that there be two staggered rows of evergreens.

All exterior lighting should be of the sharp cut-off design type of light standards. An elevation of the light standard should be shown on the site plan.

All parking spaces should be shown on the site plan.

Very truly yours, John Zermbly John L. Wimbley Planner III

Current Planning and Development

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

Posted for: SPECIA-	EXCEPTION	Date of Posting
		MEER FIRE CAMPARY
Location of property: 11	1/S NEW AVE	576.7/ SWOF CHATSWOOT
Location of Signs#/5	IFN WEST SIDE OF A	VEW AVE APPROX. SO'SOUTH OF MYCTIC
Location of Signs#/5	IFN WEST SIDE OF A	VEW AVE APPRIX SO SOUTH OF MYSTIC APPRIX 200' WEST OF NEW AVE
Location of Signs#/5	IGN WEST SIDE OF A CHATSWORTH AVE I	VEW AVE APPROX. SO'SOUTH OF MYCTIC

Mr. Robert M. Malts, President Relateratorm Valuateer Pire Co. Main Street Reisterstown, Md. 21136

A.L. Royler 1911 Henores Pika Hampstond, Nd. 21074

Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

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Petitioner Misterstown Volunteer Fire Co. Petitioner's Attorney

Reviewed by: Julolas B. Commodon Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Euilding 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this _		Sent , 198.
Filing Fee \$ 57	Received:	Check
		Cash
63	Shir	Other
	William E. Ham	mond, Zoning Commissioner
Petitioner Periterton VI Fin Con	Submitted by #1	. Say oly
Petitioner's Attorney	Reviewed by	

*This is not to be interpreted as acceptance of the Petition for assignment of a

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		 -
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 She	
	date	by	date	by	date	by	date	by	date	Ь
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied			:			<u>.</u>				
Gran.ed by ZC, BA, CC, CA										

ception	
LOCATION: West side of New Ave- nue, 578.71 Pt. of Chatsworth Ave- nue	CERTIFICATE OF PUBLICATION
DATE & TIME: Thursday, January 7, 1962 at 10:15 A.M. PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeske Avenue, Townon, Maryland.	
The Zoning Commissioner of Sai-	TOWSON, MD.,
intore County, by authority at the Zoning Act and Regulations of Baltimore County, will hold a public	THIS IS TO CERTIFY, that the annexed advertisement was
nearing: Petition for Special Exception for	published in THE JEFFERSONIAN, a weekly newspaper printed
a C mmunity Center Building (Reisterstown Volunteer Fire Com- pany) All that parcel of land in the	and published in Towson, Baltimore County, Md., once in each
Fourth District of Baltimore County	erc one time successive successive serves before the7th
beginning for the same on the west side of New Avenue (40 feet	
wide) 576.71 feet southwesterly from the so the side of Chatsworth	day of, 19_62, the first publication
Avenue and running themes with the west side of New Avenue (1.) 8 4° 52" 27" W 290.12 feet	appearing on the 17th day of Recember
thence leaving said avenue (2.) N 81° 47° 06° W 200.00 feet,	19_81
(2.) 8 4" 50" 54" W 79.00 feet,	OD OTHE JEFFERSONIAN.
(4.) N 85° 06° 03° W 300.) } feet to the east side of Schiengel Avenue (not constructed) thence with the	G. Leank Structur
east side of Schloegel Avenue 15.) N 4° 51' 38" E 648.34 feet	Manager.
thence leaving said avenue	
thence (7.) N 4" \$1 38" E 30.00 feet,	Cost of Advertisement, \$
(8.) 8 85° 06 22" E 100.00 feet, Chence	
(9.) N 4" 51' 38" E 250 " fret to the south side of Chaire, in Ave- nue (50 feet wide), thence with	
naid avenue (10.) 8 85° 08° 32° H \$6.00 faet.	
themos loaving said avenue (11.) S 4° 51' 36" W 574.70 feet, themos	
(12.) S 85° 66° 22° E 199.86 feet to the place of beginning.	
Containing 7.4727 auth of land more or less.	
Being the property of Reisters- town Velun:eer Fire Co., as shown on plat plan filed with the Zoning	
Department. Hearing Date: Thursday, January	•
7. 1962, at 10:15 A.M. Public Hearing: Room 106. County	
Avenue, Townou, Maryland	
By Order of: WILLIAM E. HAMMOND.	BALTIMORE COUNTY, MARYLAND
of Bultimore County	OFFICE OF FINANCE - REVENUE DIVISION
	MISCELLANEOUS CASH RECEIPT
	12/8/81
	DATE \$478/81 ACCOUNT 01-662
	*50.00

JLW:rh

Previous case: Map #

214974E6 9

Filing Fee for Case 482-153-X (Reisterstown Vol

VALIDATION OR SIGNATURE OF CASHIER

Fire Do.)

50,00 ms

Office of The Carroll County Times Westminster, Md., Dec. 17 19 81 THIS IS TO CERTIFY that the annexed Baltimore Co., Md. (L-29992) (98) Public Notices (98) Public Notices one (1) successive weeks previous to the 17th COMMUNITY

19.81, in The Curroll County Times a daily PETITION FOR SPECIAL EXCEPTION Ath District

ZONING: Petition for Special Exception.
LOCATION: West side of New Avenue, 576.71 ft. Southwest of Chatsworth Avenue.

DATE & TiME: Thursday, January 7, 1982 at 10:15 a.m.
PUBLIC HEARING Room 106, County Office Building, 1:1 W.
Chesapeake Ave., Towson, Maryland.

The Zoning Commisioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. estminster, Carroll County, Maryland.
COMMUNITY
THE CARROLL COUNTY TIMES or the Zoning Act and Regulations of Bartimore County, will note a public hearing.

Petition for Special Exception for a Community Center Building (Reisterstown Volunteer Fire Company)

All that parcel of land in the Fourth District of Baltimore

Beginning for the same on the west side of New Avenue (40 feet wide) 576.71 feet southwesterly from the south side of Chatsworth Avenue and running thence with the west side of New Avenue.

(1.) S 4*52'27" W 290.12 feet thence leaving said avenue
(2.) N 81*47'06" W 300.00 feet, thence
(3.) S 4*59'54" W 79.00 feet, thence
(4.) N 85*08'06" W 300.12 feet to the east side of Schloegel
Avenue (not constructed) thence with the east side of Schloegel

Avenue

(5.) N 4"51"38" E 648.24 feet, thence leaving said avenue

(6.) S 85"08'22" E 250.00 feet, thence

(7.) N 4"51"38" E 30.00 feet, thence

(8.) S 85"08'22" E 100.00 feet, thence

(9.) N 4"51"38" E 250.00 feet to the south sid of the south Avenue

(10.) S 85"08'22" E 50.00 feet, thence with said avenue

(10.) S 85"08'22" E 50.00 feet, thence leaving said avenue

(11.) S 4"51"38" W 576.70 feet, thence

(12.) S 85"08'22" E 199.86 feet to the place of beginning. Containing 7.4727 acres of land more or less. Being the property of Reisterstown Volunteer Fire Co., as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, January 7, 1982, at 10:15 a.m. Public Hearing: Room 106, County Office Building, 11 i W. Chesapeake Ave., Towson, Maryland.

No. 104525 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 1/25/82 01-662 \$73.00 RECEIVED Reisterstown Vol. Fire Co., Inc. FOR: Posting & Advertising of Case #82-153-X 73.000 VALIDATION OR SIGNATURE OF CASHIER The first of the f





